



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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**NEW LONDON PLANNING BOARD
ACCESSORY DWELLING UNITS (ADU)
SUBCOMMITTEE**

Wednesday, Nov 9, 2016

7:30 am.

Town Office 2nd Floor

MEMBERS AND STAFF PRESENT: Jeremy Bonin, Subcommittee Chair; Paul Gorman, Planning Board Chair; Marianne McEnrue; Lucy St. John, Planning and Zoning Administrator and Kim Hallquist, Town Administrator (came in about 7:58 a.m.).

OTHERS PRESENT: Steve Root (Job Seamans Road), John Wilson (Lamson Lane), Kittie Wilson (Lamson Lane), Maggie Ford (County Road), Carol Foss (Camp Sunapee Road), Jack Sheehan (Checkerberry Lane), June Fichter (Lake Sunapee Protective Association in Newbury), Tim Eliassen (Poor Road), Sue Andrews (Turkey Hill Road), Maureen Prohl (Wilmot Center Road), Gerry Gold (Shaker Street) and Steve Allenby (Lamson Lane).

Call to Order: Subcommittee Chair Bonin called the meeting to order at 7:30 a.m.

Discussion: Jeremy Bonin noted that the Office of Energy and Planning (NHOEP) handouts titled- Planning for Accessory Dwellings and the New Hampshire Municipal Association (NHMA) handout titled- The New Law On Accessory Dwelling Units, is posted on the Town's website, is available today and has been available for all to keep abreast of the issues.

Public Comment: Chair Bonin permitted input from the public and thanked them for participating in the process.

Verbal input was received at the meeting from: Steve Root, Sue Andrews, Maureen Prohl, Kittie Wilson, John Wilson, Carol Foss, June Fichter, Steve Allenby, and Jack Sheehan.
Comments pertaining to:

- ✓ Affordable housing- lots of verbiage on this issues, but need to balance it with other concerns, such as lake protection, as the area Lake Association have worked so hard on protecting the lakes and loons.
- ✓ Affordable housing- there is a need in the Town to address this issue, and applaud the Town for creating more opportunities for people (homeless and low-income people), but certainly don't want to apply the standards across the whole spectrum of town, especially in lakefront properties.
- ✓ Affordable housing- what is considered affordable. This is a concern for lakefront property owners. Is there a target number, of what is affordable?
- ✓ Citizen Advisory Committee meeting of Nov 5th - attended it, but thought it was a one-sided presentation, as it didn't address citizen concerns, need to look how the increase

density will affect lakefront properties, and need to have a more balanced perspective on the issues.

- ✓ Composting toilets- are they permitted?
- ✓ Condo issue- Need input from Town Counsel. This is a real concern especially if detached ADUs are allowed in lakefront properties. Chair Bonin restated that this is definitely on the list of questions to Town Counsel.
- ✓ Density- increase of lakefront properties will be the death of the lakes. Chair Bonin reiterated that detached in sensitive areas is also a definite issue the committee is seeking clarification from Town Counsel and for that reason it will be a separate article, if at all.
- ✓ Detached ADU- seems like this is being forced on the Town. Where is this discussion and interest on detached ADUs coming from? Concern about phosphorus loading on the lakes. Why look at the Denver study on ADUs, Denver is quite different than New London. What the demand is for detached? Why pushing this issue? Chair Bonin restated the findings that indicate a higher success rate with detached units for their sense of 'independence' from the principal unit.
- ✓ Detached ADU- would create more issues, such as separate driveways, separate septic, allowing detached would go against all the objectives for having the ARR, Forest Conservation and Conservation District zoning districts.
- ✓ Environment issues of concern especially lakefront properties- why isn't there language about stormwater runoff, driveways (pollutants), increased density, increase in building footprint. Chair indicated these are currently covered by both zoning overlay and state regulations, the more stringent of the two (which is typically NL Zoning).
- ✓ Family definition- still allows up to five (5) unrelated persons.
- ✓ Guest houses on existing lakefront properties.
- ✓ Lakefront properties will bear the burden of the ADU issue.
- ✓ Long Term perspective on the history of the Zoning Ordinance offered by Sue Andrews is valued, and people appreciate her knowledge of the Town.
- ✓ Master Plan- gives importance to protecting natural resources (open space, streams, wetlands, etc.).
- ✓ Master Plan- suggests addressing affordable housing issues in the village (downtown area), and in areas with water and sewer, so why promoting ADUs in lakefront properties.
- ✓ Media- circulation and use of other media sources suggested. Not getting the right message out to people, people need to understand any changes that are proposed.
- ✓ Opposition- is huge, so why promoting detached ADUs, this is terrifying.
- ✓ Planning Board history on zoning amendments in the past, historically about 90% passage on any amendment proposed. The draft sign ordinance (last year), lost by 55% to 45 % vote, and this damaged the credibility of the Planning Board and created a level of distrust. Planning Board need to better understand what voters want and what they will approve before making suggested changes, changes aren't always needed
- ✓ Septic system- don't want to have septic failure, especially lakefront properties.
- ✓ Taxes- Some lake front property owners are struggling to pay their taxes.
- ✓ Yurt- can a yurt be considered an ADU?

- ✓ Zoning amendments need to be clear. Need to be able to explain implications of the current and proposed Zoning Ordinance provisions. Past zoning amendments were clear and people understood them, not that way now.
- ✓ Zoning Districts for example ARR, Forest Conservation and Conservation District were created to have larger lots, promote agriculture, scenic view, and concern for water quality- all of these aspects appeal to New London residents.

Subcommittee and Staff commented and responded to various comments/questions including:

- ✓ ADU discussion – changing demographic of NH, affordable housing issues, need diversity in the housing stock, some people don't want to have a large home as they age in place, cost, need places for people such as local firefighter to live, younger population may not want larger houses,
- ✓ Chair Bonin and Gorman commented that both ADU and Sign ordinance DO REQUIRE changes to not be in conflict with state or federal rulings.
- ✓ Chair Gorman commented that the Citizens Advisory Committee (CAC) meeting wasn't trying to hide anything but to address critical issues.
- ✓ Chair Gorman commented that there is a body of residents that don't want to see anything changed or done within the town, but change is necessary, and the Planning Board needs to think about the long-range issues facing the Town, as with the entire State, including affordable housing and other issues identified in the Master Plan.
- ✓ Chair Gorman noted that he resents some of the comments and does not find them helpful.
- ✓ Chair Gorman noted that the whole Zoning Ordinance is bewildering, contradicts itself, is hard to understand and the Planning Board is trying to make it clearer. Chair Bonin indicated the Planning Board in its entirety is aware of many of the contradictions and conflicts and is working diligently to address them; the most pressing are first to get attention.
- ✓ Detached ADUs will be addressed as a separate issue.
- ✓ DRAFT” of work in progress- and that input will be solicited from Town Counsel.
- ✓ Feedback –important and appreciated.
- ✓ Septic system- hip pocket and septic loading, need clarification. Chair Bonin reiterated that the septic would not be addressed within the ADU portion of the zoning (and to some degree cannot).
- ✓ Town Counsel- will seek input on issues related to detached and attached ADU issues including condo issue, if we can allow add other restrictions to the attached ADUs in lakefront properties, if can have different standards for lakefront properties, and other questions as may arise.

Next meeting: Next meeting to be posted.

Motion to Adjourn: The meeting adjourned at 8:29 A.M.

Respectfully submitted,

Jeremy Bonin, Chair ADU Subcommittee